



Jackson Township Franklin County, Ohio

Fiscal Officer
Glen Basler

Board of Trustees
Ron McClure
Bryan Mulvany
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 2-VA-2026

Property Owner: FIDC 188 LLC
Property: 4515 Beatty Road (parcel #160-000068)

Background

The applicant purchased the property in June 2025. The property was developed from agricultural land to a Tractor Supply retail store.

The applicant is requesting two (2) variances; 1, allowing to increase the square footage for a wall sign and, 2. a larger and taller ground-mounted sign.

The applicant originally requested three (3) variances. The request for a second wall sign was rescinded.

108.01 Nature of a Variance

On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable. Therefore, the procedure for Variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change in the application of this Zoning Resolution. Applications for Variances are heard by the Board of Zoning Appeals, hereinafter the Board.

306.07 SIGNS REQUIRING A PERMIT

The following signs are allowed subject to meeting the requirements of this chapter and shall not be erected until issuance of a permit by the Zoning Administrator.

- A. Wall Signs. One (1) wall sign may be allowed for each business in a non-residential district and such sign shall indicate the use established and/or goods sold or services rendered on the premises. Such sign shall be affixed to the structure.
 1. Display Surface.
 - a. The aggregate display surface of a wall sign shall not exceed one (1) square foot for every one (1) linear foot of the use's building street frontage not to exceed a maximum aggregate size of seventy (70) square feet. Street frontage is defined as the total width of that side of a building which faces the principal improved public right-of-way, excluding any extension of a building wall beyond the building itself.



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- b. In the case of a corner lot or other situation where the building site abuts more than one improved public right-of-way (not including alleys), the applicant shall specify which is the primary frontage which shall be the basis for the primary wall sign. The secondary building facade that fronts the secondary or other public right-of-way shall constitute a second frontage and a secondary wall sign may be allowed with display surface not to exceed one-half square foot per one lineal foot of street frontage as defined above not to exceed a maximum aggregate size of thirty-five (35) square feet.
 - c. For buildings that don't front an improved public right-of-way, as in shopping centers, the drives and parking areas adjacent to such building shall be considered as public streets for the purpose of this chapter, provided that where any such drive or parking area abuts a residential district, the frontage of the building on such drive or parking area shall not be considered as frontage for such purpose if the distance from such building to the nearest private property in said residential district is less than one-hundred and fifty (150) feet.
2. Height. The maximum height of a wall sign shall not exceed twenty (20) feet and wall signs shall not project above the roof line or the cap of parapets of the building on which it is attached.
 3. Placement. Wall signs must be flat or flush on the face of any building or any architecturally designed extension thereof, and project not more than twelve (12) inches (except on mansard type facias, where as to obtain a level position, the top of the sign may cantilever out more than twelve inches). Signs may be installed on an attached canopy, roof or marquee which projects beyond the building over a walk or yard, provided that no part of such signs may extend above such canopy, roof, or marquee. Such signs shall face a street, parking lot, or service drive.
- B. Freestanding Signs. One (1) freestanding sign may be allowed for a single user of a commercial property or multiple users of a commercial property. No more than one (1) such sign shall be permitted for each street on which the user(s) are located and such signs shall provide for shared or common usage. Such sign shall indicate the use established and/or goods sold or services rendered on the premises. Such sign shall indicate either a single tenant or group of tenants located on the property. Freestanding signs shall be supported by or suspended from posts, pillars, columns, or other structures meeting the requirements of this chapter. A ground-mounted freestanding sign shall be mounted on brick, masonry, concrete or other suitable base.

3756 Hoover Road - P.O. Box 517 - Grove City, Ohio 43123
Phone: 614-875-2742 - Fax: 614-871-6456 - jacksontwp.org



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1. Display Surface. For a double-faced sign the aggregate display surface shall not exceed twice the permitted area on Table 13. For single-faced signs the display surface shall not exceed the permitted area on Table 13.
2. Height. The height of a freestanding sign, other than ground-mounted, shall not exceed the height stipulated on Table 13. Ground-mounted freestanding signs shall not exceed six (6) feet in height and shall meet the sight triangle requirements of Sec. 203.09.
3. Placement. No part of any such sign shall be closer to any public right-of-way than fifteen (15) feet, nor closer to any other property line than the applicable building setback line, if the adjoining property is in a residential zoning districts or residential area within a PUD. Ground-mounted signs shall not act as an obstruction to vehicular traffic, shall not inhibit or obstruct ingress-egress on the subject parcel and adjacent lots, and shall meet the sight triangle requirements of Sec. 203.09.

Table 13, Dimensional Regulations for Freestanding Signs

Lanes	Posted Speed Limit	Area for Face (Square Feet)	Height
2	50	60	16

203.09 SIGHT TRIANGLE

At every intersection of street rights-of-way, a sight triangle shall be established as described by the right-of-way lines of the intersecting streets and the third side being a line passing through a point on each right-of-way line that is a distance from their point of intersection equal to the sum of the width of both rights-of-way divided by four (4).

- A. Visibility Maintained. Within the sight triangle, there shall be maintained a clear visibility between the heights of two and one half (2 1/2) feet and ten (10) feet above the average center line grade of the intersecting streets within the sight triangle, except trunks of existing trees or light or sign supports. Such supports shall have maximum dimension of six (6) inches or less of its horizontal section. If two (2) or more supports are on a framework, they shall not have an opaqueness of more than ten (10%) when viewed parallel to the third side of the sight triangle. The maintenance of clear visibility first requires that there shall be no vehicle parking or standing space provided within the sight triangle.



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Action by the Board

The Board shall only approve a variance or modification thereof if the following findings are met or determined. The Board will review this application for a Use and Area Variance.

Area Variance

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
2. Whether the variance is substantial.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage).
5. Whether the property owner purchased the property with knowledge of the zoning restrictions.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

Use Variance

1. Is the property unsuitable for any of the uses permitted by the Zoning Code?
2. Does the variance result from conditions unique to the property in question and not as a result of actions by the property owner?
3. That the special conditions and circumstances do not result from the action of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied in this Zoning Resolution to other lands or structures in the same Zoning District.

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5. That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
- *Request exception of sec.306.07 A(1) stating a maximum allowance of 70 sq. ft. Based our building area, the main storefront allowance totals 126.667 sq. ft. if calculated by one square foot per linear foot, rather than maximum 70 sq. ft restriction. Our proposed storefront sign totals 192 sq. ft. The proposed sign is proportional to the size of the building. A sign restricted to 70 sq. ft. would reduce the sign to size disproportionate and detract from the visual harmony of the area.*
- *Request exception of sec. 306.07 B (1) and (2) stating allowance of 60 sq. ft. at max height of 16 ft. The proposed freestanding sign totals 108 sq. ft. (one side) at height of 30 ft. The proposed sign is needed for optimal visibility for approaching consumers to avoid negative impact on business performance and overall safety of commuters. A larger sign is necessary to ensure motorists can identify the entrance safely at appropriate distances as well. This will prevent drivers from having to slow or make sudden turns. Tractor Supply customers often drive **trailers, trucks, and agricultural equipment**, which need to identify the entrance **well in advance** to make safe turns and avoid sudden braking or wide-swing maneuvers, Further, we believe the proposed signage will cause no detriment to the public good, neighboring businesses, nor will it impair the purpose or intent of the sign ordinance. We appreciate your consideration and respectfully request that you grant this special exception.*

Attachments:

1. Variance Application
2. Site Map
3. Sign Exhibit Images

Fee Paid by Cash / Check # _____

Application # _____ -VA-20

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

3756 Hoover Road Grove City, OH 43123 (614) 875-2742

Property Owner: FIDC 188 LLC Applicant: CALEB MOORE/MOORE SIGNS

Address: 5045 HARRISBURG PIKE Zoned: INDUSTRIAL

PID: 160- 000068 Area/Acres: 10ac Floodplain: NO

(Home): _____ (Work): 814-882-1110/115 (Cell): 614-325-5091

Email Address: caleb@mooresigns.biz

Summary of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable or impractical. Therefore, the procedure for Variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change in the application of this Zoning Resolution.

To the Board of Zoning Appeals, the Applicant requests Appeal from Section: _____

- | | | |
|--|---|---|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Access Driveway | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Requirements | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Fence / Wall |
| <input type="checkbox"/> Development Standards | <input type="checkbox"/> Violation Appeal | <input checked="" type="checkbox"/> Other <u>SIGN</u> |

Requesting the following specific variance:

SEC. 306.07 A(1) INCREASE ALLOWABLE SQUARE FOOTAGE FOR WALL SIGN

SEC. 306.07 A ALLOW MORE THAN (1) WALL SIGN

SEC. 306.07 B (1) AND (2) LARGER AND TALLER GROUND SIGN

Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Variance that (A.) will not be contrary to the public's best interest and (B.) that the spirit and intent of the Zoning Resolution will be observed. The applicant summarizes below the following (Attach extra sheets if necessary):

- Describe the special conditions and/or circumstances that exist and which are peculiar to the land and/or structures for the property seeking Variance. Did the property owner / applicant create the unique circumstances? Yes / No (circle one).

(ATTACHED HARDSHIP STATEMENT)

2. Describe how the Township's Zoning Code restrictions will deprive the property owner of property rights commonly enjoyed by other properties in the area. Did the property owner / applicant purchase the property knowing of these restrictions? Yes / No (circle one).

SEE ATTACHED HARDSHIP STATEMENT / VARIANCE REQUEST

3. Describe in specific detail why this Variance request **WILL NOT** adversely affect the health, safety or general welfare of adjacent property owners or neighbors.

SEE ATTACHED HARDSHIP STATEMENT / VARIANCE REQUEST

SUBMITTAL CHECKLIST

- | | |
|--|---|
| <input type="checkbox"/> Legal Description / Deed | <input type="checkbox"/> Photos documenting requested use |
| <input type="checkbox"/> Plot Plan / Site Plan | <input type="checkbox"/> Date Filed _____ |
| <input type="checkbox"/> Detailed Building Plan | <input type="checkbox"/> Legal Ad _____ |
| <input type="checkbox"/> Property Owners within 500' | <input type="checkbox"/> Notices Sent _____ |
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Hearing Date _____ |



ID. ASSOCIATES

BRINGING THE WORLD'S BRANDS TO LIFE

a Philadelphia Sign Company

RE: Variance request for Tractor Supply Co.
Beatty Rd and US RT 62
Grove City, OH

To Whom It May Concern:

Moore Signs, authorized agent for Tractor Supply Co, is respectfully requesting a variance to the Jackson Township Zoning Resolution Chapter 306 Signage Sec. 306.07 A (1) and B (1) & (2).

Tractor Supply is requesting an exception to the number of wall signs and square footage allowed.

Request exception of sec.306.07 A(1) stating a maximum allowance of 70 sq. ft. Based our building area, the main storefront allowance totals 126.667 sq. ft. if calculated by one square foot per linear foot, rather than maximum 70 sq. ft restriction. Our proposed storefront sign totals 192 sq. ft. The proposed sign is proportional to the size of the building. A sign restricted to 70 sq. ft. would reduce the sign to size disproportionate and detract from the visual harmony of the area.

Request exception of sec. 306.07 (A) stating one wall sign may be allowed for each business. If calculated as a separate structure, the Live Good Center allowance totals 40 sq. ft. if calculated by the one square foot per linear ft. rather than maximum 70 sq. ft. allowance. The proposed sign totals 85 sq. ft. Without the sign designating the Live Good Center this will negatively impact clear location for consumers and could negatively impact the overall store performance. The identification of the Live Good Center is important for consumers driving large trucks etc. needing to load and unload the specific product found in the center.

Request exception of sec. 306.07 B (1) and (2) stating allowance of 60 sq. ft. at max height of 16 ft. The proposed freestanding sign totals 108 sq. ft. (one side) at height of 30 ft. The proposed sign is needed for optimal visibility for approaching consumers to avoid negative impact on business performance and overall safety of commuters. A larger sign is necessary to ensure motorists can identify the entrance safely at appropriate distances as well. This will prevent drivers from having to slow or make sudden turns. Tractor Supply customers often drive **trailers, trucks, and agricultural equipment**, which need to identify the entrance **well in advance** to make safe turns and avoid sudden braking or wide-swing maneuvers,



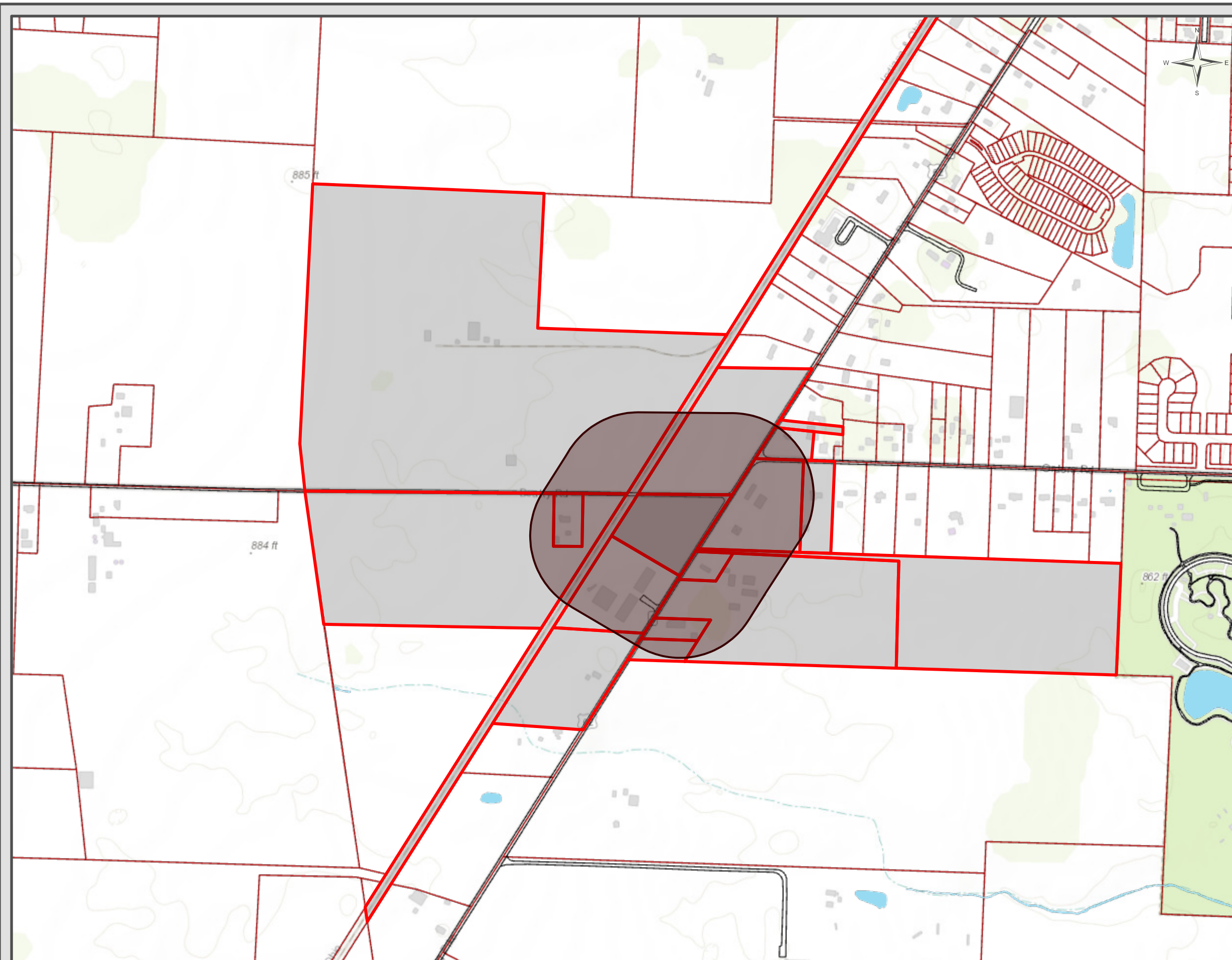
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Further, we believe the proposed signage will cause no detriment to the public good, neighboring businesses, nor will it impair the purpose or intent of the sign ordinance. We appreciate your consideration and respectfully request that you grant this special exception.

Thank you



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

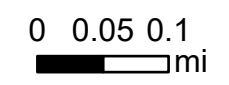
- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this map is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained herein. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano
Map Produced March 5, 2026



MAP(GIS)

Generated on 03/05/2026 at 12:38:32 PM

Parcel ID	Map Routing No	Owner	Location
16000006800	160-0033D-00400	FIDC 188 LLC	5045 HARRISBURG PIKE

GIS



Franklin County Auditor, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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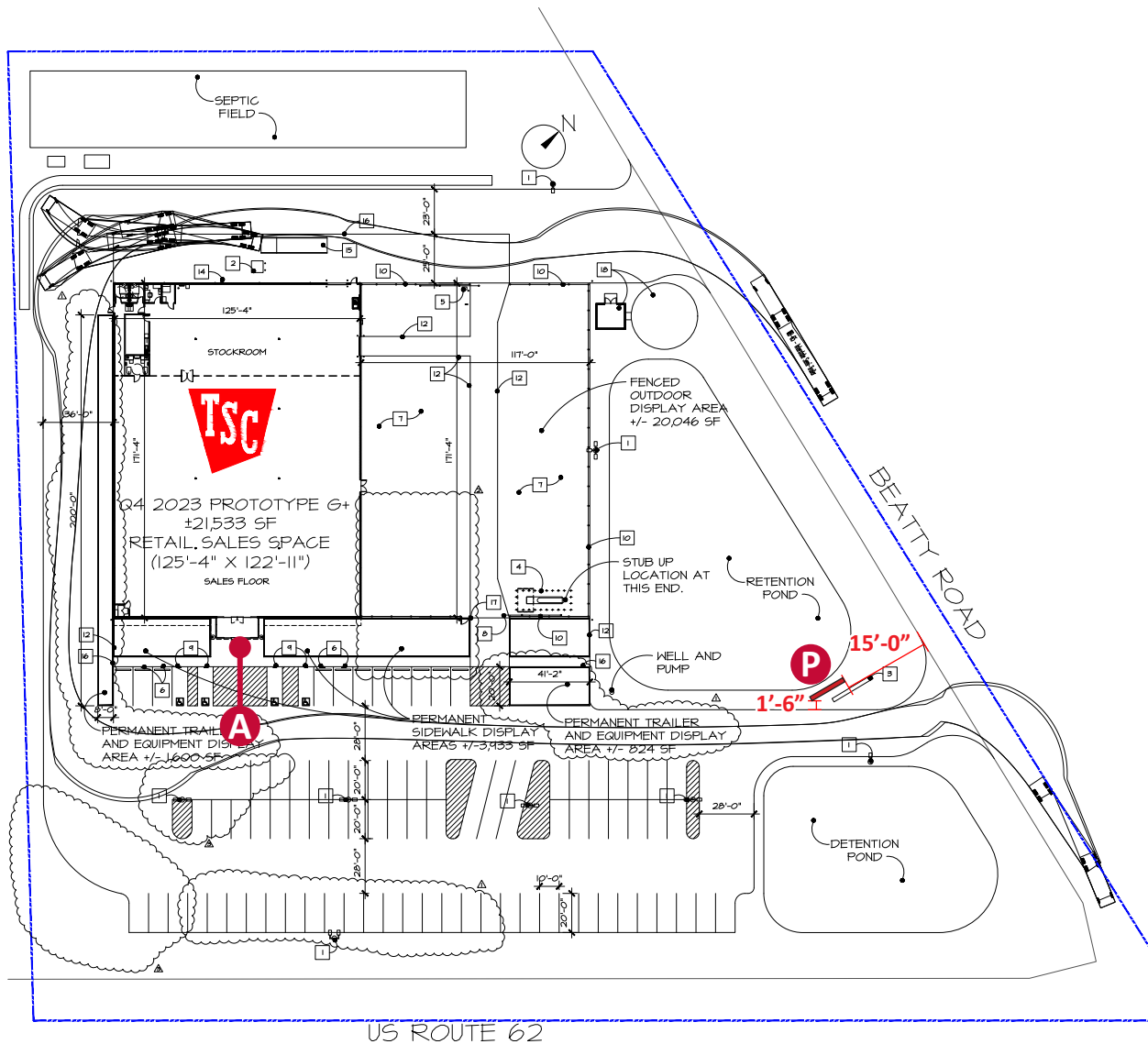


**TRACTOR[®]
SUPPLY CO**

📅 February 13, 2026

📍 Grove City, OH — Variance Sign Exhibit Opt #1

TRACTOR SUPPLY CO - GROVE CITY, OH - SITE PLAN



A 8'-0" X 24'-0" Illuminated Wall Sign

P 6'-0" X 18'-0" D/F Illuminated Pylon @ 30' OAH

CODE NOTES:

Wall Signs: Allowed (Qty 1) per business. Not to exceed 1 SQFT per linear ft. of building street frontage, max. 70 SQFT. Street frontage defined as total width of building elev. facing principal public right of way.

Freestanding: Allowed (Qty 1) for single user on commercial property. If ground mounted sign, shall be mounted on brick, concrete, masonry etc. Per 2 lane/ 55mph road, allowed not to exceed 60 SQFT at 16 ft oah. If ground sign, shall not exceed 6 ft oah.

Variance: Must submit application, meeting every month, timeline 30-60 days, 50/50 likeliness of approval.

Setback: No closer than 15 ft to right of way or to any other property line. If ground mounted sign, must be out of the sight triangle.

PROPOSED SIGNAGE (VARIANCE REQUIRED):

Building: Allowed 70 SQFT

Main ID: 8'-0" X 24'-0" = 192 SQFT Used

Total SQFT Used = 192 SQFT

Freestanding: Allowed 60 SQFT (VARIANCE REQUIRED)

Pylon: 6'-0" x 18'-0" = 108 SQFT Used

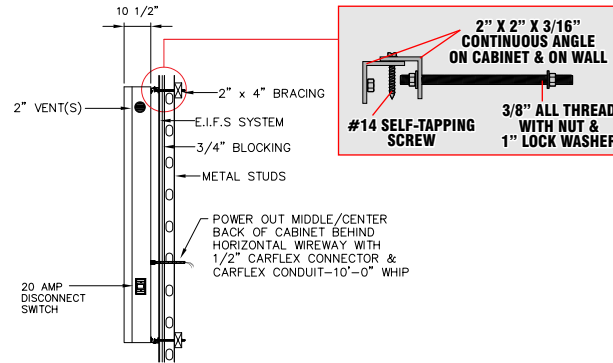
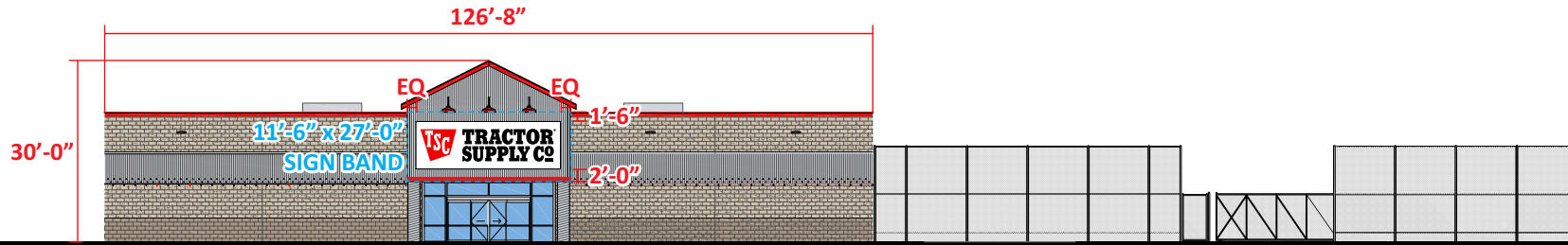
Total SQFT Used = 108 SQFT

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND/OR LAYOUTS MAY CHANGE SLIGHTLY.



FRONT ELEVATION - MAIN ID SIGN

SCALE: 1" = 30'-0"



Minimum required backing (between fascia and studs and/or girts) for wall sign is 3/4" pressure treated plywood, to be the full height and length of the sign area provided by landlord/ Gen. Contractor. We must have access behind the wall to penetrate through with 3/8" allthread in order to secure sign to studs or girts in wall structure w/ 2" x 4" bracing by sign installer and for final electrical connection.

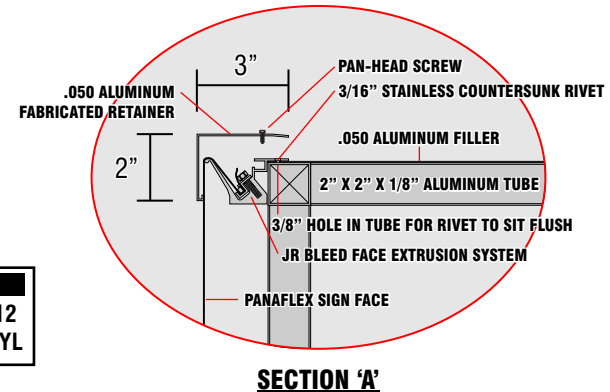
DETAILS:

- 10 1/2" DEEP CABINET W/ 2" RETAINERS (.050 ALUM)
- SINGLE FACE PANAGRAPHS III SUBSTRATE MATERIAL W/ VINYL OVERLAYS
- CABINET BODY FRAMED W/ 2" X 2" X 1/8" ALUM. TUBE
- BACK BRACING IS 1" X 2" X 1/8" ALUM. TUBE
- 3MM WHT/WHT ACM BACKS
- .050 SHELF AND DOOR FOR POWER SUPPLIES (RIGHT SIDE OF CABINET)

COLORS:

CABINET: GLOSS BLACK
 BACKGROUND: WHITE
 LOGO: 3M 3630-43 RED VINYL W/ WHITE COPY
 TSC COPY: 3M 7725-12 BLACK

COLORS:



SECTION 'A'

Any Blocking Exposed To The Elements, Sign Installer is Required to Use Unistrut, Aluminum Angle or Pressure Treated Wood.

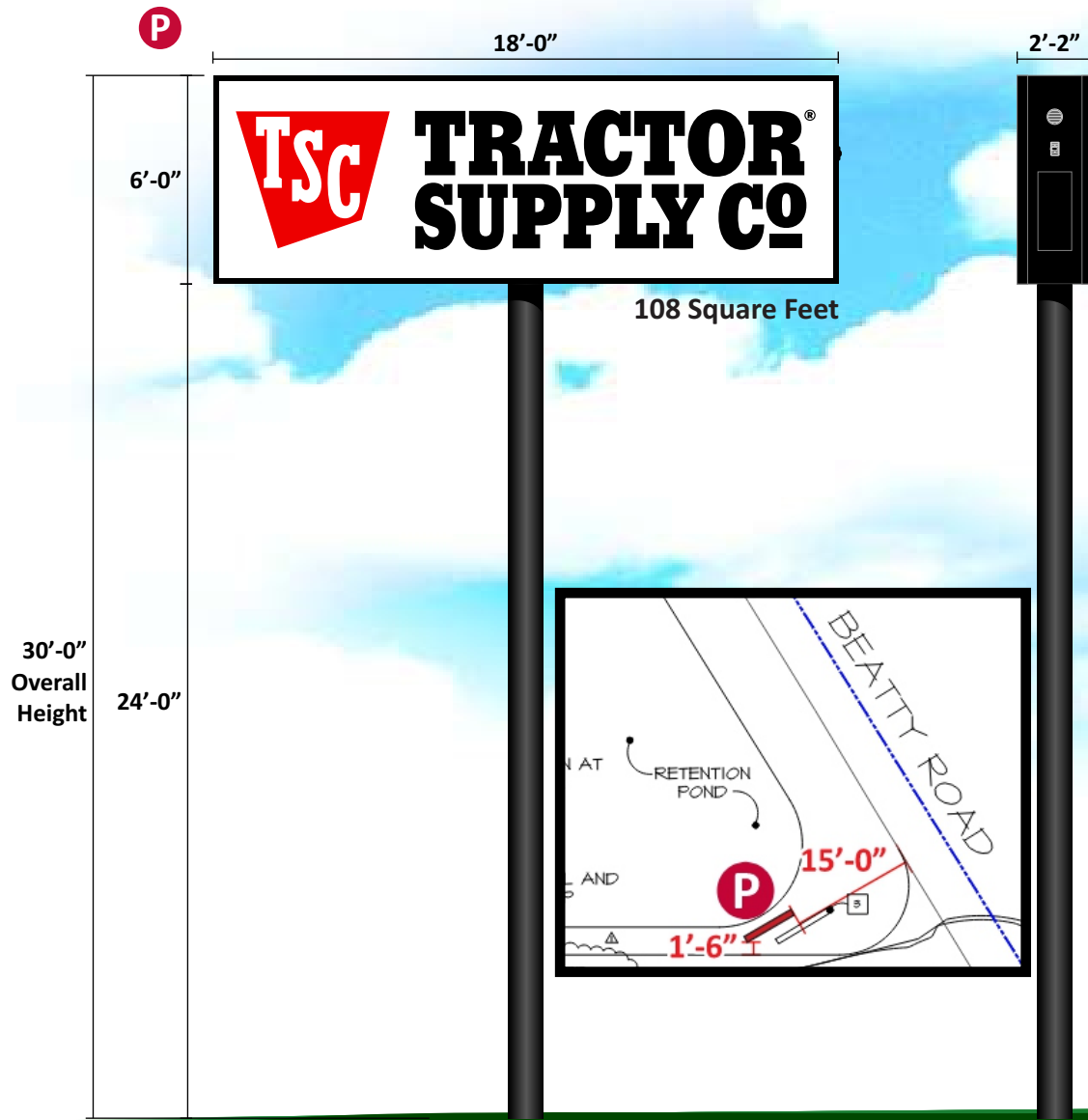
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND/OR LAYOUTS MAY CHANGE SLIGHTLY.

CLIENT: TRACTOR SUPPLY CO	STORE #: 3090	REV: R1 10/24/25 BRC	REV:	REV:
LOCATION: GROVE CITY, OH	DATE: 10/20/25	REV: R2 02/13/26 BRC	REV:	REV:
ACCOUNT REP: CYNDI CRAWFORD	DRAWN BY: BRC	REV: R4 04/02/26 BLT	REV:	REV:
DRAWING NO: TSC - GROVE CITY, OH - VARIANCE SIGN EXHIBIT OPT #1				

EXHIBIT APPROVED BY:

NEW DOUBLE FACE PYLON

Setback: No closer than 15 ft to right of way or to any other property line. If ground mounted sign, must be out of the sight triangle. Location of pylon is subject to change depending on any underground obstructions.



108 Square Feet

MANUFACTURING NOTES:

- 6'-0" X 18'-0" X 26" Deep Double Face Cabinet
- 2" (.050) Aluminum Retainers
- .050 Aluminum Filler
- 3M Panagraphics III Flexible Sign Face Material
- Jr. Bleed Extrusion Retention System
- Framed W/ 2" X 2" X 16GA T.S. & 2' X 2" X 3/16" Angle Iron Saddles
- **108 Square Feet**

COLOR NOTES:

- Cabinet & Steel Painted Gloss Black
- White Background
- Logo: 3M 3630-43 Red Vinyl With White Copy
- "Tractor Supply Co": 3M 7725-12 Gloss Black Vinyl

ELECTRICAL NOTES:

- Universal 120/277 Volt 20 Amp Primary Power To Sign & Final Connection By Others
- Internal Illumination With White LEDs
- 2" X 4" Weather Proof J-Boxes

COLORS:

3M 3630-43 TOMATO RED VINYL	WHITE BACKGROUND	3M 7725-12 BLACK VINYL
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SCALE: 3/16" = 1'-0"

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id ASSOCIATES
BRINGING THE WORLD'S BRANDS TO LIFE
1771 Industrial Road, Dothan, Alabama 36303
(888) 303-5534 (334) 836-1401
www.idassociatesinc.com

CLIENT: TRACTOR SUPPLY CO	STORE #: 3090	REV: R1 10/24/25 BRC	REV:	REV:
LOCATION: GROVE CITY, OH	DATE: 10/20/25	REV: R2 02/13/26 BRC	REV:	REV:
ACCOUNT REP: CYNDI CRAWFORD	DRAWN BY: BRC	REV: R4 04/02/26 BLT	REV:	REV:
DRAWING NO: TSC - GROVER CITY, OH - VARIANCE SIGN EXHIBIT OPT #1				

EXHIBIT APPROVED BY: